

058.C

0001

0522.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

373,500 / 373,500

USE VALUE:

373,500 / 373,500

ASSESSED:

373,500 / 373,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 522

Owner 1:	GUTIERREZ SONIA
Owner 2:	
Owner 3:	

Street 1: 1 WATERMILL PL #522

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: PENSA ANTONIO F &amp; CAROLINE P -

Owner 2: -

Street 1: 1 WATERMILL PL #522

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 703 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt	12	41C
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6040																

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	373,500			373,500				
Total Card		0.000	373,500			373,500	Entered Lot Size			
Total Parcel		0.000	373,500			373,500	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit /Card:	531.29	/Parcel:	531.2	Land Unit Type:		

Total Card / Total Parcel  
373,500 / 373,500  
373,500 / 373,500  
373,500 / 373,500

!5172!

**USER DEFINED**

Prior Id # 1:	153960
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:05:50
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

Parcel ID 058.C-0001-0522.0

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	363,600	0	.	.	363,600	363,600	Year End Roll	12/18/2019
2019	102	FV	341,700	0	.	.	341,700	341,700	Year End Roll	1/3/2019
2018	102	FV	287,600	0	.	.	287,600	287,600	Year End Roll	12/20/2017
2017	102	FV	269,500	0	.	.	269,500	269,500	Year End Roll	1/3/2017
2016	102	FV	269,500	0	.	.	269,500	269,500	Year End	1/4/2016
2015	102	FV	246,100	0	.	.	246,100	246,100	Year End Roll	12/11/2014
2014	102	FV	229,800	0	.	.	229,800	229,800	Year End Roll	12/16/2013
2013	102	FV	229,800	0	.	.	229,800	229,800		12/13/2012

**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PENSA ANTONIO F	72530-525	1	4/30/2019		425,000	No	No		
MCKENZIE KATHLE	50259-249		10/23/2007		248,000	No	No		
MCKENZIE ALEXAN	42311-77		3/25/2004	Family		1	No	No	
WINSTON LILY B	28384-139		3/30/1998		132,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2019		SQ Returned						
10/5/2017		Measured						
5/6/2000								

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/27/2019	SQ Returned	JO	Jenny O
10/5/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 7 - Condo Garden		Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:		
Sty Ht: 1 - 1 Story	(Liv) Units: 1	Total: 1													Building Number 1.		
Foundation: 1 - Concrete				Frame: 1 - Wood				Prime Wall: 8 - Brick Veneer				Sec Wall: 6 - Stucco 10%					
Roof Struct: 4 - Flat				Roof Cover: 4 - Tar & Gravel				Color: BRICK				View / Desir: 1 - 1 Bed					
<b>GENERAL INFORMATION</b>																	
Grade: C - Average				Kits: 1 Rating: Average				1st Res Grid Desc: Line 1 # Units: 1									
Year Blt: 1988	Eff Yr Blt:	Level:	FY LR DR D K FR RR BR FB HB L O	Other:		Upper:		Lvl 2:		Lvl 1:		Lower:		Totals:	RMs: 3 BRs: 1 Baths: 2 HB		
Alt LUC:	Alt %:																
Jurisdict:	Fact: .																
Const Mod:																	
Lump Sum Adj:																	
<b>INTERIOR INFORMATION</b>																	
Avg Ht/FL: STD				Phys Cond: GD - Good 14. %				Exterior:				RES BREAKDOWN					
Prim Int Wall: 1 - Drywall		Functional:		Interior:	No Unit	RMS	BRS	FL	1	3	1	0					
Sec Int Wall:	%	Economic:		Additions:													
Partition: T - Typical		Special:		Kitchen:													
Prim Floors: 4 - Carpet		Override:		Baths:													
Sec Floors:	%			Plumbing:													
Bsmnt Flr: 12 - Concrete		Total: 14.9 %		Electric:													
Subfloor:				Heating:													
Bsmnt Gar: 1				General:													
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 3 - Electric																	
Heat Type: 6 - Elec Base/B																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
<b>MOBILE HOME</b>				Make: [ ] Model: [ ]				Serial #: [ ]				Year: [ ] Color: [ ]					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 058.C-0001-0522.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: [ ] Total Special Features: [ ] Total: [ ]																	
<b>RESIDENTIAL GRID</b>																	
<b>OTHER FEATURES</b>																	
<b>CONDOS INFORMATION</b>																	
<b>DEPRECIATION</b>																	
<b>CALC SUMMARY</b>																	
<b>COMPARABLE SALES</b>																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	